



CITY OF MORGAN HILL
COMMUNITY AND CULTURAL CENTER
MADRONE ROOM

17000 MONTEREY ROAD

MORGAN HILL, CALIFORNIA 95037

COUNCIL MEMBERS

Dennis Kennedy, Mayor
Steve Tate, Mayor Pro Tempore
Larry Carr, Council Member
Mark Grzan, Council Member
Greg Sellers, Council Member

WEDNESDAY, JANUARY 12, 2005

AGENDA

CITY COUNCIL SPECIAL MEETING

4:30 P.M.

A Special Meeting of the City Council is called at 4:30 P.M. for the Purpose of Conducting a Workshop on the Coyote Valley Specific Plan.



Dennis Kennedy, Mayor

CALL TO ORDER

(Mayor Kennedy)

ROLL CALL ATTENDANCE

(Office Assistant II Lewis)

DECLARATION OF POSTING OF AGENDA

Per Government Code 54954.2

(Office Assistant II Lewis)

OPPORTUNITY FOR PUBLIC COMMENT

PUBLIC COMMENT

NOW IS THE TIME FOR COMMENTS FROM THE PUBLIC REGARDING ITEMS NOT ON THIS AGENDA.

(See notice attached to the end of this agenda.)

**PUBLIC COMMENTS ON ITEMS APPEARING ON THIS AGENDA WILL BE TAKEN AT THE TIME
THE ITEM IS ADDRESSED BY THE COUNCIL. PLEASE COMPLETE A SPEAKER CARD AND
PRESENT IT TO THE CITY CLERK.**

(See notice attached to the end of this agenda.)

**PLEASE SUBMIT WRITTEN CORRESPONDENCE TO THE CITY CLERK/AGENCY SECRETARY. THE
CITY CLERK WILL FORWARD CORRESPONDENCE TO THE CITY COUNCIL.**

City Council Action

WORKSHOP:

Time Estimate: 60 minutes

1. Welcome and Introductions
2. Status Report on Coyote Valley Specific Plan Process
3. Review of Mayor Gonzales' Response to Stakeholders August 13, 2004 Letter (See letter and staff memo)
4. Identify Future Steps for South County Agencies
5. Adjournment

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

Note: in accordance with Government Code Section 54954.2(a), there shall be no discussion, debate and/or action taken on any request other than providing direction to staff to place the matter of business on a future agenda.

ADJOURNMENT



17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

PUBLIC COMMENTS ON ITEMS NOT APPEARING ON AGENDA

Following the opening of Council/Agency business, the public may present comments on items *NOT* appearing on the agenda that are within the Council's/Agency's jurisdiction. Should your comments require Council/Agency action, your request will be placed on the next appropriate agenda. No Council/Agency discussion or action may be taken until your item appears on a future agenda. You may contact the City Clerk/Agency Secretary for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your presentation to three (3) minutes.

PUBLIC COMMENTS ON ITEMS APPEARING ON AGENDA

The Morgan Hill City Council/Redevelopment Agency welcomes comments from all individuals on any agenda item being considered by the City Council/Redevelopment Agency. Please complete a Speaker Card and present it to the City Clerk/Agency Secretary. This will assist the Council/Agency Members in hearing your comments at the appropriate time. Speaker cards are available on the table in the foyer of the Council Chambers. In accordance with Government Code 54953.3 it is not a requirement to fill out a speaker card in order to speak to the Council/Agency. However, it is very helpful to the Council/Agency if speaker cards are submitted. As your name is called by the Mayor/Chairman, please walk to the podium and speak directly into the microphone. Clearly state your name and address and then proceed to comment on the agenda item. In the interest of brevity and timeliness and to ensure the participation of all those desiring an opportunity to speak, comments presented to the City Council/Agency Commission are limited to three minutes. We appreciate your cooperation.

NOTICE

AMERICANS WITH DISABILITIES ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City. If you need special assistance to access the meeting room or to otherwise participate at this meeting, including auxiliary aids or services, please contact the Office of the City Clerk/Agency Secretary at City Hall, 17555 Peak Avenue or call 779-7259 or (Hearing Impaired only - TDD 776-7381) to request accommodation. Please make your request at least 48 hours prior to the meeting to enable staff to implement reasonable arrangements to assure accessibility to the meeting.

If assistance is needed regarding any item appearing on the City Council/Agency Commission agenda, please contact the Office of the City Clerk/Agency Secretary at City Hall, 17555 Peak Avenue or call 779-7259 or (Hearing Impaired only - TDD 776-7381) to request accommodation.

NOTICE

Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the City Council/Agency Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action by the City Council/Agency Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.



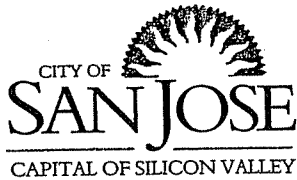
Memorandum

Date: January 12, 2005
To: South County Stakeholder Agencies
From: Community Development Department
Subject: Mayor Gonzales' Response to South County Concerns Regarding Coyote Valley Development

Attached is Mayor Gonzales' response to the letter sent on behalf of South County stakeholder agencies on August 13, 2004. Also attached is a copy of the August 13th letter and the matrix referenced in Mayor Gonzales' letter.

Mayor Gonzales' letter responds to all of the questions/concerns raised in the August 13th letter. In most instances, the Mayor indicates that the questions/concerns will be addressed early in 2005 or as part of the EIR for the Specific Plan. In the August 13th letter, stakeholder agencies specifically requested that the questions be answered prior to selection of a preferred alternative land use plan for the area. The preferred alternative plan is currently scheduled for selection on January 25, 2005.

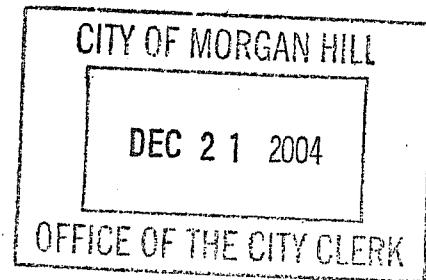
Specific answers were provided to several of the questions posed in the August letter. Regarding the amount and affordability of housing proposed for Coyote Valley, Mayor Gonzales indicates that most Valley employees who do not live in the Valley will live to the north of it. He also indicates that the proposal for 20 percent of the housing to be affordable will not be increased. Regarding traffic distribution, the Mayor believes, consistent with the findings of the Cisco EIR, that 80 percent of the commute traffic will originate north of Coyote Valley. Regarding coordination of the Coyote Valley planning process with South County agencies, Mayor Gonzales indicates that the current process is adequate.



Ron Gonzales
MAYOR

December 17, 2004

The Honorable Dennis Kennedy
Mayor
City of Morgan Hill
17555 Peak Avenue
Morgan Hill, CA 95037-4128



Dear Mayor Kennedy,

This letter is in response to your August 13, 2004, letter addressing numerous issues in the Coyote Valley Specific Plan on behalf of a number of South County agencies. I want to commend and thank you for your ongoing participation at the CVSP Task Force meetings. This is a long and time-consuming process and I appreciate your attention and contributions to the conversation.

The Coyote Valley Specific Plan is a public process, with an extensive outreach and public participation program. I believe that active community involvement is key to developing a realistic yet innovative plan for Coyote Valley that will benefit both our cities as well as the region. Several of the persons and organizations on whose behalf you wrote, including County Supervisor Don Gage, Russ Danielson, George Panos, Shelle Thomas, Dr. Carolyn McKennan, Steve Kinsella, Paul Correa, Craig Edgerton, Alex Kennett, Connie Ludwig and the members of the Morgan Hill City Council, have attended CVSP meetings or participated in the planning process. As you know, many of them are members of the CVSP Task Force or the Coyote Valley Technical Advisory Committee.

The guiding principles of the Specific Plan were established in the 1980s, including the designation of the southern Coyote Valley as a greenbelt area. San José initiated the Coyote Valley Specific Plan process in August 2002, and we anticipate that the San José City Council will adopt the CVSP package, including the specific plan document, zoning districts and design guidelines, and environmental impact report in December 2005. Some of the issues raised in your letter have been addressed, while others will be addressed through the land planning process or the EIR preparation for the CVSP.

At the October and November Task Force meetings, a matrix was distributed with details about the outstanding issues that have been raised in the planning process and the timeline for analyzing them (attached). This matrix includes most of the issues referenced in your letter, but in addition, I have provided specific responses below to the issues you raised in your letter.

Traffic, Transportation and Housing

It is important to acknowledge that any development of the scale and complexity envisioned for Coyote Valley would impact San José, its neighboring communities, and probably elsewhere in the South County. Some of these impacts could be significant. We intend to approach all impacts in a manner consistent with City's policies, California Environmental Quality Act, and relevant regulatory requirements.

1. Jobs and Housing

a. Secondary jobs and their accommodation in Coyote Valley:

The consultant team anticipates that information would be available in early 2005 pertaining to the amount of land designated for job-creating uses, including primary and secondary jobs, and the number of secondary jobs that may result within and outside Coyote Valley. As you are aware, most of this information is a function of land use planning. We are currently developing a conceptual land use plan, and will not have any more specific information prior to the completion of a preferred land use plan, which is anticipated in early 2005.

b. Outside of Coyote, where would most Coyote Valley's employees live?

Given the fact that San José has a larger housing stock than South County and continues to add more housing than any other city in the region, it is likely that more of Coyote Valley's workers would reside in Coyote Valley and areas to the north, rather than in South County. The potential housing pattern for future Coyote Valley employees will be analyzed again in early 2005.

c. Will housing be provided concurrently with job creation in Coyote Valley?

The sequence of development between housing and workplace will be the subject of the Specific Plan's phasing and infrastructure components. These have not yet been developed.

d. How would an insufficient supply of housing in Coyote Valley affect housing prices in South County?

Coyote Valley is part of San José, and job development in Coyote Valley has been a priority for the City as we make efforts to move towards a citywide jobs/housing balance. We also have been aggressively creating market rate housing and affordable housing in San José. Further, San José has enough housing and potential for infill housing to compensate for the additional jobs development anticipated for Coyote Valley.

2. What level of affordability is proposed for the Coyote Valley Specific Plan?

The City Council's "Vision and Expected Outcomes" statement for the CVSP requires that 20% of all residential development be affordable. This standard may be higher than the housing requirements of many communities in the Bay Area and California. There is no indication that the City Council would increase this requirement in Coyote Valley. There are other ways of improving accessibility to housing, such as the creation of well-paying jobs and provisions for a variety of housing types for different income and age groups.

3. What realistic assumptions for trip distribution will be used in traffic modeling for the CVSP?

The 80/20 split for trip generation assumed in the Cisco EIR is still valid and has been confirmed by preliminary model runs for the CVSP project. Therefore, the assumption of a 20% trip origination from South County likely will continue to be a realistic variable in traffic modeling for the CVSP. In addition, there is a high level of trip internalization expected, given the proposed amount of mixed-use development anticipated in the plan.

4. How would transportation planning for the CVSP be accomplished?

Coordination of transportation planning is being accomplished through discussions at the CVSP Technical Advisory Committee. County of Santa Clara Departments of Planning and Roads and Airport, Valley Transportation Authority, and City of Morgan Hill have also actively participated in other meetings on this topic.

5. How would the CVSP ensure safe movement of children to schools?

The evolving land use plan demonstrates a strong commitment to walkable streets and neighborhoods and to adjacent uses that would encourage the safe movement of children, as well as other pedestrians and bicyclists.

Schools

1. Will the CVSP designate school sites, and if so how would they be acquired?

School sites have been designated on the Specific Plan for elementary, middle and high schools, with adequate playgrounds and ball fields. City staff and members of my staff have been working with Gavilan Community College regarding their needs for a new campus serving Coyote Valley. The strategy for school site acquisition, either through donation or purchase, would be developed as part of the financing and public facilities planning for CVSP which is anticipated in early 2005.

2. Financing of school and support facilities:

School facility financing will be dealt with in the CVSP financing and public facilities plan.

3. How flexible is the CVSP in dealing with unforeseen property acquisitions by schools?

Both the Morgan Hill Unified School District and Gavilan Community College are members of the CVSP Technical Advisory Committee. As the staff and consultant team continue to work with them and include their input in the planning process, we hope to minimize surprises that may adversely impact the Specific Plan. We are aware, of course, of the prerogatives of MHUSD and Gavilan College. Like any thorough planning effort, the CVSP will include appropriate flexibility through "form-based zoning" to deal with unanticipated possibilities.

Public Facilities:

1. How would impacts to County roads be mitigated?

The impacts to County roads will be assessed in the EIR in early to mid 2005. Mitigation measures will be identified to reduce any potential impacts to a less-than-significant level.

2. How would impacts to County parks be mitigated?

The impacts to County parks will be assessed in the EIR in early to mid 2005. Mitigation measures will be identified to reduce any potential impacts to a less-than-significant level. In addition the current conceptual land use plan includes more than 250 acres of public parks and recreational amenities. This does not include other private and common open space amenities that would be required of future developments consistent with the Zoning and Design guidelines for Coyote Valley.

Greenbelt:

▪ **What is the vision for the Greenbelt, and how will it be achieved?**

The vision in the San José 2020 General Plan for the South Coyote Valley Greenbelt is that it remains a non-urban buffer between the cities of San José and Morgan Hill, with no provision of urban services. The CVSP staff and consultants have had several meetings with the Greenbelt property owners. This effort will continue with the property owners to help define the character of the Greenbelt and develop a strategy to implement the City's vision given the current regulatory frameworks. The most recent Greenbelt property owners' meeting was held on December 9, 2004, and the CVSP Task Force discussed preliminary findings for the Greenbelt strategy at its meeting on December 14. The Greenbelt strategy will continue to evolve with the development of the Specific Plan through December 2005.

Air Quality:

▪ **How would air quality impacts be mitigated?**

Potential air quality impacts and any necessary mitigation measures to reduce air quality impacts to a less-than-significant level will be analyzed in the EIR, which is expected to be available in mid-2005.

Communications:

▪ **How would the CVSP be coordinated with South County agencies?**

The CVSP process includes various persons and organizations that represent South County interests. Supervisor Don Gage and Russ Danielson (MHUSD) are members of the Task Force. Additionally, the City of Morgan Hill, the Association of Monterey Area Governments, and various County departments, Gavilan College and MHUSD are members of the CVSP Technical Advisory Commission. These individuals and organizations continue to participate actively in the CVSP process. The planning process also will continue to hold public meetings, forums, and

hearings throughout the balance of the effort and at key milestones to provide multiple opportunities for a wide range of perspectives to participate.

San Martin Airport:

▪ **How would the CVSP impact the San Martin Airport?**

The impacts to transportation facilities (including the San Martin Airport) will be analyzed in the EIR, the scope of which will be addressed at an EIR Public Scoping Meeting in early 2005.

Regional Health Care Facilities:

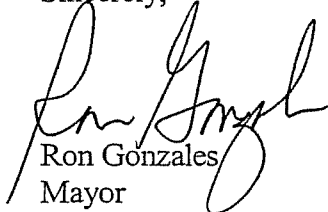
▪ **Impacts to existing or planned health care facilities:**

The impacts to health care facilities (including those located in Morgan Hill and Santa Clara County) will be analyzed in the EIR, the scope of which will be addressed at an EIR Public Scoping Meeting in early 2005.

As you know, the development of a specific plan is a complex and highly iterative and interactive process. While many of the issues you raised in your letter are yet to be resolved, I assure you of our dedication to produce a comprehensive, practical, and innovative specific plan that is based on the best data and analysis and reflects broad involvement by stakeholders in all our communities. I appreciate your commitment to the CVSP process, and look forward to your continued participation as we work toward a plan that will benefit the people of our region.

Thank you again for your continued involvement in the preparation of the Coyote Valley Specific Plan. I encourage you to call me if you have any further questions regarding these or other issues as the planning moves toward its completion in the coming year.

Sincerely,



Ron Gonzales
Mayor

cc: Rick Doyle, San Jose City Attorney
Members of the Coyote Valley Specific Plan
Supervisor Don Gage, County of Santa Clara
Russ Danielson, Member, Coyote Valley Specific Plan Task Force
George Panos, President, Board of Trustees, Morgan Hill Unified School District
Shelle Thomas, Vice President, Board of Trustees, Morgan Hill Unified School District
Dr. Carolyn McKennan, Superintendent, Morgan Hill Unified School District
Steve Kinsella, President, Gavilan College
Paul Correa, Member, Gilroy City Council
Craig Edgerton, Chairman, Board of Directors, Santa Clara County Open Space Authority

Alex Kennett, Board of Directors, Santa Clara County Open Space Authority, Interim President
Morgan Hill Chamber of Commerce and Member, economic Development Committee
Connie Ludewig, Director, San Martin Neighborhood Alliance
City of Morgan Hill City Council



CITY OF MORGAN HILL

17555 Peak Avenue, Morgan Hill, California 95037-4128 • phone (408) 779-7259 • fax (408) 779-3117

DENNIS KENNEDY
MAYOR

August 13, 2004

The Honorable Ron Gonzales
City of San Jose
801 North First St.
San Jose, CA 95110-1704

Subject: Significant Issues Regarding Coyote Valley Specific Plan

Dear Mayor ~~Gonzales~~ **RON**:

At the last Task Force meeting, I gave you a copy of a working paper which identified significant issues to be addressed in the Coyote Valley Specific Plan. Since that meeting, Morgan Hill and other South County agencies have met on two separate occasions to formulate the following specific questions regarding the manner and extent to which San Jose will mitigate the impacts which Coyote Valley development will otherwise have on the South County area.

None of the agencies participating in our discussions oppose Coyote Valley development. All of the agencies, however, recognize that if not planned properly, development of that area will adversely impact us. The support of the agency representatives listed at the end of this letter is for those issues over which their respective agencies have jurisdiction. Although time has not permitted the governing bodies of the agencies to take formal action on the issues and concerns identified in this letter, the representatives have each expressed a willingness to recommend such action to those bodies in the future.

On behalf of the South County agency representatives listed at the end of this letter, I would appreciate a written response to our questions. We believe it is critical that these questions be answered before a preferred alternative land use plan is selected by the City Council.

Traffic, Transportation and Housing: Development of Coyote Valley is anticipated to have significant traffic impacts on South County.

1. The Plan is intended to provide for 50,000 primary jobs and 25,000 housing units. Using a standard of 1.7 employed residents per household, the 25,000 housing units planned would house 42,500 employees. ABAG estimates that 1:1.5 to 1:2.0 secondary jobs are created for every primary job. This would result in a total of 125,000 to 150,000 jobs being created. With housing opportunities for only 42,500 employees, as many as 107,500 employees may need to commute to jobs in Coyote Valley.

- a. It is clear that San Jose intends to provide space for 50,000 primary jobs within Coyote Valley. It is unclear how many of the secondary jobs that will be created will be located within the Valley. How much land will be designated for secondary businesses and jobs within the Valley and how many secondary jobs are expected to be accommodated on that land?
 - b. Many of the employees who work in Coyote Valley and do not live in the Valley will choose to live in less expensive areas to the south. How significant will the additional traffic impacts be in the South County area and what will be done to mitigate those impacts?
 - c. Will housing be provided concurrently with job creation in the Valley? If not, additional traffic impacts will be created on roads in South County in the interim period. How will the City of San Jose mitigate those impacts?
 - d. Since an insufficient supply of housing will be available for all of the employees in the Valley, demand for new housing elsewhere will increase. To what extent will this situation affect housing prices in South County and what will be done to mitigate that impact?
2. The provision of 20 percent affordable housing will be insufficient to accommodate employees of secondary as well as primary jobs. A much higher level of affordability is necessary to ensure all those employed in Coyote Valley, at both primary and secondary jobs, will be able to obtain housing in Coyote Valley. What level of affordability do you propose?
 3. The EIR for the Cisco project assumed that only 20 percent of all commute trips would have origins south of that project. Because housing prices in areas south of Coyote Valley are less than those in areas north of the Valley, many employees will choose to live in the South County area and commute to the north. What realistic assumptions for trip distribution will be used in the traffic modeling for the Specific Plan?
 4. How will transportation planning for development of Coyote Valley be coordinated with transportation plans of the County, Morgan Hill and Gilroy to ensure the system works efficiently and congestion is not worsened?
 5. What plans have been made to ensure the safe movement of children to the schools planned for the Valley?

Schools: Housing development in Coyote Valley will require development of new schools. As you know, school districts have the ability to purchase and develop school sites without regard to local planning policies.

1. Will school sites designated on the Specific Plan for all levels of education? If so, will those sites be donated to the Districts or will it be the responsibility of the Districts to negotiate the acquisition of these or other sites in Coyote Valley?
2. How will the new schools and support facilities in the Valley be financed to ensure they are available when needed by the residents of the area?
3. What flexibility exists in the plan to make adjustments should a school or college district obtain land in an area that is not designated by the Specific Plan?

Public Facilities: Housing development in Coyote Valley will have a significant impact on existing facilities and the need for new and expanded facilities.

1. The addition of more than 50,000 jobs and 25,000 housing units to Coyote Valley will have a significant impact on the condition of existing County roads. What is planned to mitigate that impact over time?
2. The residents of the planned 25,000 homes will have a significant impact on the existing County parks in the area. What is planned to mitigate that impact over time? How much land is planned to accommodate private recreational facilities (e.g. ball fields, swim clubs, tennis clubs)?

Greenbelt: Establishment of a greenbelt separating San Jose from Morgan Hill is a very positive aspect of the Coyote Valley Specific Plan.

1. What is the vision for the greenbelt and what measures will be employed to ensure that vision is achieved?

Air Quality: Air quality in San Martin, specifically, and all of South County, in general, is a significant problem. Given the direction of prevailing winds, the air pollution created in Coyote Valley will further impact South County.

1. What is proposed to mitigate this impact?

Communications: Once developed, Coyote Valley will, in essence, become the third "city" in southern Santa Clara County. Its development will have a significant effect upon South County and will be significantly impacted by development elsewhere in South County. To ensure its development is well-coordinated with that of other areas of South County, meaningful coordination between agencies is critical.

1. How will planning for Coyote Valley be coordinated with South County agencies to provide for meaningful input to the Specific Plan process and coordination of plans between San Jose and South County agencies?

San Martin Airport: The businesses and residences planned for Coyote Valley will increase the demand for private air travel. The proximity and ease of access to the San Martin Airport will likely make it a desirable choice for this type of travel.

1. What safeguards will be instituted to ensure that this increase in use will not impact South County residents?

Regional Health Care Facilities: Morgan Hill is rebuilding healthcare facilities in the community, including an acute care hospital. The DePaul Health Center is specifically being developed to provide service to future Coyote Valley residents. The existence of this facility, St. Louise Regional Hospital and the Kaiser Santa Teresa hospital will likely be adequate to meet the future healthcare needs of the area. Overbuilding healthcare facilities will have the undesired effect of weakening all facilities and adversely impacting their ability to serve the needs of the area.

1. What healthcare facilities are planned for Coyote Valley and will these facilities impact the viability of other existing or planned facilities in the sub-region?

Ron, I appreciate your past willingness to meet with me and representatives of other agencies in the South County area. Resolution of the issues presented in the questions contained in this letter is of critical importance to all the residents of South County. I look forward to our continued cooperation so that the Coyote Valley Specific Plan can be a model for future urban development which is sensitive to local and regional concerns.

Sincerely,


Dennis Kennedy
Mayor

C: The Honorable Forrest Williams

And on behalf of the following:

- Don Gage, Supervisor, Santa Clara County, Member CVSP Task Force
- Russ Danielson, Member CVSP Task Force
- George Panos, President, Board of Trustees, Morgan Hill Unified School District
- Shelle Thomas, Vice President, Board of Trustees, Morgan Hill USD
- Dr. Carolyn McKennan, Superintendent, Morgan Hill Unified School District
- Steve Kinsella, President, Gavilan College
- Paul Correa, Member, Gilroy City Council
- Craig Edgerton, Chairman, Board of Directors, Santa Clara County Open Space Authority
- Alex Kennett, Board of Directors, Santa Clara County Open Space Authority, Interim President Morgan Hill Chamber of Commerce and Member, Economic Development Committee
- Connie Ludewig, Director, San Martin Neighborhood Alliance
- All members of Morgan Hill City Council

Issues Matrix

Coyote Valley Specific Plan

Issue	When: Will issue be addressed? Will Data be available?
1. Agriculture and Greenbelt	
<ul style="list-style-type: none"> – Identify appropriate agricultural integration between the new Coyote Valley community and the South Coyote Valley Greenbelt. 	<ul style="list-style-type: none"> – Underway – Dec. 2004 Initial Greenbelt Strategies
<ul style="list-style-type: none"> – Given the scale of urban development anticipated in North and Mid Coyote, how feasible are small-scale farms in the South Coyote Valley Greenbelt? 	<ul style="list-style-type: none"> – Underway – Dec. 2004 Initial Greenbelt Strategies
<ul style="list-style-type: none"> – What types of land uses would be appropriate in the Greenbelt? 	<ul style="list-style-type: none"> – Underway – Dec. 2004 Initial Greenbelt Strategies
<ul style="list-style-type: none"> – Will an impact fee be assessed on development in North and Mid Coyote to purchase open space easements from Greenbelt property owners? 	<ul style="list-style-type: none"> – Underway – Dec. 2004 Initial Greenbelt Strategies
<ul style="list-style-type: none"> – What are the major elements of a Greenbelt work plan? 	<ul style="list-style-type: none"> – Three meetings with Greenbelt property owners conducted to date – Another property owners meeting scheduled for 12/9/04 – Task Force discussion scheduled for 12/13/04 – Task Force and property owner discussions to continue in 2005

2. Community Facilities	
– Identify and describe the location of libraries, churches, and other community facilities on the land use plan.	<ul style="list-style-type: none"> – Underway – Evolving land use plan identifies locations to create focal points in neighborhoods. Details being discussed with Task Force through Dec.
3. Connectivity and Potential Traffic Impacts	
– Analyze the north-south connection between the new Coyote Valley community and Morgan Hill.	<ul style="list-style-type: none"> – Analysis begun – Detailed traffic early 2005
– What assumptions for trip distribution would be used in the traffic modeling?	<ul style="list-style-type: none"> – 80/20 traffic origination split applicable – High level of trip internalization given proposed mixed-uses
– How will the proposed re-alignment of Santa Teresa Boulevard impact Morgan Hill and other surrounding communities?	<ul style="list-style-type: none"> – Analysis begun – Detailed traffic early 2005
4. Cost and Feasibility	
– Determine the feasibility of the plan.	<ul style="list-style-type: none"> – Underway – More information in Dec. 2004 and Jan. 2005
– Determine the costs of the key infrastructure elements. Who would pay these costs and how would they be financed?	<ul style="list-style-type: none"> – Underway – More information in Dec. 2004 and Jan. 2005
– Address property owners' concerns and inquiries regarding the equitable distribution of costs and benefits.	<ul style="list-style-type: none"> – Underway – More information in Dec. 2004 and Jan. 2005
– How much of the infrastructure cost would be borne by the City of San Jose, developers, etc.?	<ul style="list-style-type: none"> – Underway – More information in Dec. 2004 and Jan. 2005

5. Environmental Impact Report	
– What is the timing of the EIR	<ul style="list-style-type: none"> – Project description would be based on the preferred land use plan, which is anticipated by the end of 2004 – Notice of Preparation and Public Scoping meetings anticipated by the end of 2004 or early 2005
6. Fiscal Impact Analysis	
– Address public concerns regarding potential negative impacts of CVSP's requirement for services on the City's General fund	Fiscal impact study on the preferred land use plan by mid 2005
7. Housing	
– To what extent will the CVSP affect housing prices in South County?	– Data expected in early 2005
– How would the 20% affordable housing be distributed among extremely low, very low and low-income groups?	– Evolving land use plan distributes throughout plan
– How much senior housing and non-traditional housing would be included in Coyote?	– Evolving land use plan identifies broad product types.
– Identify/describe the location and phasing of affordable housing?	– To be discussed by Task Force beginning in Dec. 2004 and Jan. 2005
– Will there be sufficient housing outside of Coyote Valley despite the housing demand created by the CVSP? If so, what are the economic assumptions, if any?	– To be discussed by Task Force beginning in Dec. 2004

8. Jobs	
– How many secondary jobs will CVSP generate?	<ul style="list-style-type: none"> – Underway – To be discussed by Task Force beginning in Dec. 2004
– How much land would be designated for secondary jobs, and how many jobs would that land accommodate?	<ul style="list-style-type: none"> – Underway – To be discussed by Task Force beginning in Dec. 2004
9. Job/Housing Balance	
– Describe more thoroughly the jobs/housing balance within Coyote Valley and its context to the City of San Jose as a whole and the region.	<ul style="list-style-type: none"> – Initial data given to Task Force – To be discussed by Task Force beginning in Dec. 2004
– If a jobs/housing balance were to be achieved in Coyote Valley, how many units would be needed to house the 50,000 driving jobs and the additional support jobs?	<ul style="list-style-type: none"> – To be discussed by Task Force beginning in Dec. 2004
– Does the City's projected jobs/housing ratio assume a less-than-full occupancy of the City's existing industrial, commercial, and office stock? If so what is the projected vacancy rate?	<ul style="list-style-type: none"> – To be discussed by Task Force beginning in Dec. 2004
10. Land Uses	
– Provide the Task Force with a clear description of the land uses, densities, and typologies represented on the proposed land use plan / or that would meet the Council's vision for 50,000 primary jobs and 25,000 residential units.	<ul style="list-style-type: none"> – Underway – Discussion to continue in Fall 2004

– Examine land use alternatives.	– Underway – Discussion to continue in Fall 2004
– Explain the density transitions from single-family to high density residential. Given the high value of single-family housing, define the incentives for creating high density residential.	– Underway – Discussion to continue in Fall 2004
– Create larger scale maps so stakeholders can understand the placement of proposed land uses.	– Underway – To continue in Fall 2004
11. Phasing	
– What are the phasing components in terms of jobs and housing?	– To be discussed by the Task Force beginning in Dec. 2004
– What is the phasing strategy in terms of lower density housing versus higher density housing?	– To be discussed by the Task Force beginning in Dec. 2004
12. Scale	
– Research planning efforts of comparable scale and density.	Done. Discussed in progress report to City Council and posted on web site.
13. Schools	
– Examine school issues, such as student generation, number of facilities, and size of facilities.	– Underway – Task Force presentation in Nov. 2004 – Focus group in Fall 2004
– Obtain the State requirements regarding school size, location, etc.	– Underway – Task Force presentation in Nov. 2004 – Focus group in Fall 2004
– Obtain the State requirements and/or constraints for the integration of schools with public parks.	– Underway – Task Force presentation in Nov. 2004

	– Focus group in Fall 2004
– How would school sites be acquired? Will they be donated or purchased by the School District?	– Early 2005
– How will new schools and support facilities be financed?	– Early 2005
14.Social Equity	
– Address social equity issues, such as the distribution, tenancy, and pricing of affordable housing throughout the new community.	– Evolving land use plan distributes throughout plan – Discussion of affordable housing pricing by the Task Force beginning in Dec. 2004
– Add health clinics to the examination of social equity issues.	– To be discussed by the Task Force beginning in Dec. 2004

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